

*(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development

Applicant

 Nathan Kayes
 6144044353
 nathankayes@namkinvestments.com

Location

528 N CASSADY AV
Bexley, OH 43209

BZAP-19-18

Status: Active

Submitted: Dec 12, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

Use group - child daycare : Interior renovation, outdoor playspace, exterior signage, exterior lighting, painting, windows and doors

Architecture Review

true

Conditional Use

true

Demolition

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Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

--

What requires Major Architectural Review

--

What requires Minor Architectural Review

exterior improvements (windows, siding, doors, awning, planting)

Major Architectural Review

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Minor Architectural Review

true

A.1: Attorney / Agent Information**Agent Name**

Sara Stucky Sayner

Agent Address

4450 Belden Village Stree NW, Suite 800

Agent Email

sara@stuckysayner.com

Agent Phone

330-280-2311

A.2: Fee Worksheet**Estimated Valuation of Project**

300000

Minor Architectural Review

true

Major Architectural Review

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Variance Review

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Zoning

true

Zoning Review Type

Conditional Use request

Sign Review and Architectural Review for Commercial Projects

true

Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

Childcare - educational - quasi-public

B: Project Worksheet: Property Information**Occupancy Type**

Commercial

Zoning District

MUC

Use Classification

Other

Other Classification

E

B: Project Worksheet: Lot Info**Width (ft)**

80

Depth (ft)

120

Total Area (SF)

9600

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

3776

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

IIB

Proposed New Primary Structure or Residence (SF)

0

Total Square Footage

3776

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)**Existing Footprint (SF)**

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Proposed Addition (SF)

--

New Structure Type

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Ridge Height

--

Proposed New Structure (SF)

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Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

--

Total building lot coverage (% of lot)**Is this replacing an existing garage and/or accessory structure?**

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B: Project Worksheet: Hardscape**Existing Driveway (SF)**

175

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

277

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

5000

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

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Total overall lot coverage (% of lot)

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C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

House or Principal Structure

Existing Roof Type

EPDM Rubber

New Roof Type

TPO Rubber

New Single Manufacturer

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New Roof Style and Color

white

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

House or Principal Structure

Existing Window Type

Other

Other existing window type

storefront

Existing Window Materials

Aluminum

New Window Manufacturer

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New Window Style/Mat./Color

fixed/aluminum/black

C.1 Architectural Review Worksheet: Doors**Doors**

true

Structure

House or Principal Structure

Existing Entrance Door Type**Existing Garage Door Type**

Insulated Metal

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Door Finish

Painted

Proposed Door Type

aluminum

Proposed Door Style

--

Proposed Door Color

black

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim**

true

Existing Door Trim

Aluminum Clad

Proposed New Door Trim

metal

Existing Window Trim

Other

Other Existing Window Trim

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Proposed New Window Trim

metal

Trim Color(s)

black

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes**Exterior Wall Finishes**

true

Existing Finishes

Wood Siding

Existing Finishes Manufacturer, Style, Color

Wood siding, color

Proposed Finishes

Wood Siding

Proposed Finishes Manufacturer, Style, Color

white

D: Tree & Public Gardens Commission Worksheet**Type of Landscape Project**

Commercial Landscape

Landscape Architect/Designer

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Architect/Designer Phone

330-280-2311

Architect/Designer E-mail

Sara Stucky Sayner

Project Description

Complete Interior Renovation of existing building with modification to parking lot to provide an outdoor playspace, handicap parking, and additional landscape improvements.

This project is significant to the community by providing much needed childcare to the area residents and new job opportunities. The exterior improvements will enliven the street and create a thriving business enterprise in the area. The procedures to implement plan are to bid the renovation and site work as soon as receiving approval from the Architectural Review Board and Zoning Board.

I have read and understand the above criteria

true

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

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E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Conditional use permit for Childcare (child daycare) - Educational

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

Yes, the property requires a variance to be used by the Owners operating a childcare business. No benefit without variance.

2. Is the variance substantial? Please describe.

No, this use group will not adversely impact the permitted uses in this district

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No, the essential character of the neighborhood and adjoining properties will be greatly improved by the proposed conditional use. The activity inside and outside the building will enliven the neighborhood.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

No, there would be not adverse affect on the delivery of services due to the small occupancy and service requirements.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

Yes, they were aware and contacted the Zoning Department. They received a letter regarding the required parking for their use.

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

No, the only available course of action for the Owner is to receive a conditional use permit.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Yes, the conditional use permit will allow the Owner to use the building, follow the intent behind the zoning requirement. Substantial justice is also done with this conditional use permit. The childcare use group will be an amenity to the community and the city of Bexley.

F.1 Fence Variance Worksheet

Lot Type

Interior (non-corner) lot

Narrative description of how you plan to meet the pertinent outlined variance criteria

The perimeter fencing around the playspace will be under 5'-0" tall. Wrought iron picket fence with barrier curbing separating the drive.

F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

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2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

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3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

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4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

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5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

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6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

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7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

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F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

false

Require Commercial Fences Adjacent to Residential Districts

false

F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

Yes

The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

Yes

Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

No

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

Yes

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

Yes

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

No

The fence and/or wall shall have a minimum of 50% transparency.

Yes

That the lot exhibits unique characteristics that support the increase in fence height.

No

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomend sources include ownership records, a letter from the Bexley Historical Society, etc.

No

Is your property architecturally significant? Please attached supporting documentation. Recomend sources include a letter of opinion from an architect or expert with historical preservation expertise.

No

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

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If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

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I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

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Provide a narrative time schedule for the replacement project

The project is scheduled to be completed in the spring

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

The interior and exterior improvements to the property will greatly improve the existing building. It is currently in poor interior condition and the interior renovation will correct this condition. The exterior improvements, especially the outdoor playspace, will be utilized everyday (weather permitting) by the staff and children. The increased activity will benefit the community and neighborhood while providing a greatly needed service.

I: Conditional Use Worksheet

The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.

Yes

The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.

Yes

The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

Yes

The use meets or satisfies the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.

Yes

The use does not create an undue burden on existing public facilities and services such as street, utilities, school or refuse disposal.

The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.

Yes

Yes

The use is in character and keeping and compatible with the adjacent structures and uses.

Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Yes

Yes

Yes

Please provide a narrative for how you meet the above criteria.

Complete Interior Renovation of existing building with modification to parking lot to provide an outdoor playspace, handicap parking, and additional landscape improvements.

This project is significant to the community by providing much needed childcare to the area residents and new job opportunities. The exterior improvements will enliven the street and create a thriving business enterprise in the area. The procedures to implement plan are to bid the renovation and site work as soon as receiving approval from the Architectural Review Board and Zoning Board.

J: Home Occupation Worksheet

Business Name

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Business Description

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No person other than members of the family residing on the premises shall be engaged in such occupation.

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The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

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There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation.

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There shall be no sales in connection with a home occupation.

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No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood.

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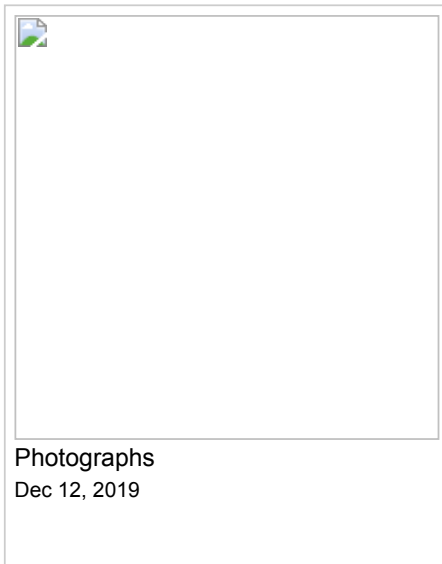
Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself.

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Please provide a narrative for how you meet the above criteria.

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Attachments (11)



pdf **Architectural Plan**

Dec 12, 2019

pdf **Exterior Elevations**

Dec 12, 2019

pdf **Site Plan**

Dec 12, 2019

pdf **zoning letter - parking.pdf**

Dec 12, 2019

pdf **OPTION 1A - RENDERINGS.pdf**

Dec 12, 2019

pdf **OPTION 1B - EXTERIOR ELEVATIONS.pdf**

Dec 12, 2019

pdf **OPTION 1B - RENDERINGS.pdf**

Dec 12, 2019

pdf **OPTION 2 - EXTERIOR ELEVATIONS.pdf**

Dec 12, 2019

pdf **OPTION 2 - RENDERINGS.pdf**

Dec 12, 2019

pdf **OPTION 2_STREET VIEW.pdf**

Dec 12, 2019

Timeline



Zoning Officer

Status: Completed December 13th 2019, 3:36 pm

Assignee: Kathy Rose

Kathy Rose December 13th 2019, 3:36:35 pm

January 9 ARB and BZAP

Kathy Rose December 13th 2019, 3:37:47 pm

1/2/2020

Robin check the fees on this - it's ARB and A fee for a Conditional Use Request Thanks

Jordan Cavallaro December 16th 2019, 9:18:59 am

@Robin Shetler

Payment

Status: Paid December 16th 2019, 9:35 am

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

Tree Commission

Status: In Progress

Arborist

Status: In Progress